

**20.25A.020 Dimensional requirements – General.****A. Dimensional Requirements in Downtown Districts.****Chart 20.25A.020.A.2****Dimensional Requirements in Downtown Districts**

Downtown Land Use District	Building Type (7)(14)	Minimum Setback (3) (9)			Maximum Building Floor Area per Floor Above 40' (5)(9)(18)(24)	Maximum Building Floor Area per Floor Above 80' (5)(18)(24)	Maximum Lot Coverage	Building Height (6)		Floor Area Ratio	
		Front (1)(15)	Rear (25)	Side (25)						Basic (10)	Max. (8)
DNTN-O-1	Nonresidential	0 (2)	0/20'	0/20'	24,000 gsf/f	24,000 gsf/f	100%	200'	300'	5.0	8.0
	–Diminishing	0 (2)	0/20'	0/20'	30,000 gsf/f	24,000 gsf/f	100%	200'	450'	5.0	Unlimited
	Residential	0 (2)	0/20'	0/20'	20,000 gsf/f	12,000 gsf/f	100%	100'	100'	N/A	N/A
	Parking				20,000 gsf/f	20,000 gsf/f					
					20,000 gsf/f	20,000 gsf/f					
DNTN-O-2	Nonresidential	0 (2)	0/20'	0/20'	24,000 gsf/f	24,000 gsf/f	100%	150'	250'	4.0	6.0
	–Diminishing	0 (2)	0/20'	0/20'	30,000 gsf/f	24,000 gsf/f	100%	150'	250'	4.0	6.0
	Residential	0 (2)	0/20'	0/20'	20,000 gsf/f	12,000 gsf/f	100%	100'	100'	N/A	N/A
	Parking				20,000 gsf/f	20,000 gsf/f					
					20,000 gsf/f	20,000 gsf/f					
DNTN-MU (20)	Nonresidential	0	0/20'	0/20'	22,000 gsf/f	20,000 gsf/f	100%	60'	100'	0.5	3.0
	–Diminishing	0	0/20'	0/20'	30,000 gsf/f	22,000 gsf/f	100%	150'	200'	2.0	5.0
	Residential	0	0	0	20,000 gsf/f	12,000 gsf/f	75%	60'	60'	N/A	N/A
	Parking				20,000 gsf/f	12,000 gsf/f					
					20,000 gsf/f	12,000 gsf/f					
DNTN-R (20)	Nonresidential	0	0	0	20,000 gsf/f	12,000 gsf/f	75%	60'	65'	0.5	0.5
	–Diminishing	0	0/20'	0/20'	30,000 gsf/f	22,000 gsf/f	100%	150'	200'	2.0	5.0
	Residential	0	0	0	20,000 gsf/f	12,000 gsf/f	N/A	40'	40'	N/A	N/A
	Parking				N/A	N/A					
					N/A	N/A					

Downtown Land Use District	Building Type (7)(14)	Minimum Setback (3) (9)			Maximum Building Floor Area per Floor Above 40' (5)(9)(18)(24)	Maximum Building Floor Area per Floor Above 80' (5)(18)(24)	Maximum Lot Coverage	Building Height (6)		Floor Area Ratio	
		Front (1)(15)	Rear (25)	Side (25)						Basic (10)	Max. (8)

DNTN-OB (20)	Nonresidential	0 (4)	0/20'	0/20'	20,000	12,000	100%	60'	100'	0.5	1.0
		0 (4)	0/20'	0/20'	gsf/f	gsf/f	100%	150'	200'	2.0	5.0
	Residential	0	0	0	20,000	12,000	75%	40'	40'	N/A	N/A
	Parking				gsf/f	gsf/f					
DNTN-OLB	Nonresidential	20' (19)	20' (19)	0/20'	22,000	N/A	60%	75'	75'	0.5	3.0
					gsf/f	N/A					
	Diminishing Residential	20' (19)		0/20'	30,000	12,000	75%	75'	90'	2.0	3.0
	Parking	20' (19)	20' (19)	0	gsf/f (23)	gsf/f N/A	75%	45'	45'	N/A	N/A
			20' (19)		20,000						
					gsf/f						
					20,000						
					gsf/f						

gsf/f = Gross Square Feet Per Floor (24)

### Notes: Dimensional requirements in Downtown Districts

(1) Measured from inside edge of the required perimeter sidewalk. If existing utilities which cannot reasonably be relocated require the planting of street trees on the property side of a sidewalk as provided for in LUC 20.25A.060, four feet is added to the required setback.

(2) No parking or vehicle access lane is permitted between the required perimeter sidewalk and the main pedestrian entrance to the building.

(3) Minimum setbacks are subject to required landscape development. See LUC 20.25A.040.

(4) The maximum setback from Main Street in the Downtown-OB District is 0 feet.

(5) For floors above 40 feet, gross square feet per floor may be averaged unless an applicant takes advantage of the diminishing floor plates alternative described in subsection B of this section.

(6) The maximum building height may only be achieved by participation in the FAR Amenity Incentive System, LUC 20.25A.030.

(7) A single building is considered residential if more than 50 percent of the gross floor area is devoted to residential uses. See LUC 20.50.020 for the definition of “gross floor area.”

(8) The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System, LUC 20.25A.030. Where residential and nonresidential uses occur in the same building, the FAR is limited to the maximum FAR for the building type as determined in accordance with Note (7).

(9) See subsection B of this section for exceptions to the minimum setback and maximum building floor area per floor above 40 feet requirements.

(10) All new development and all substantial remodels must participate in the FAR Amenity Incentive System. See subsection C of this section for amenity requirements regarding the provision of basic floor area.

(11) Intentionally deleted.

(12) Intentionally deleted.

(13) Intentionally deleted.

(14) Except as set forth in Note (18), hotels and motels shall be considered as residential structures.

(15) If the subject property abuts a street classified pursuant to LUC 20.25A.115, Design Guidelines – Building/Sidewalk Relationships, the maximum setback is 0 feet unless otherwise approved by the Director.

(16) Intentionally deleted.

(17) Intentionally deleted.

(18) For the purposes of determining Maximum Building Floor Area per Floor, including the averaging and diminishing floor plate methods described in Note (5) and subsection B of this section, hotels and motels shall be considered as nonresidential structures.

(19) No parking or vehicle access lane is permitted between the sidewalk on 112th Avenue NE and the main pedestrian entrance to the building, except that a drop-off lane may be permitted for a hotel or motel entrance. The maximum setback from 112th Avenue NE is 30 feet, unless a greater setback is approved by the Director of the Development Services Department to permit a drop-off lane. See paragraph B.2 of this section for exceptions to setback requirements.

(20) Some dimensions are different for properties located in the Perimeter Design District. For property within 1,200 feet of the north, south or west boundary of the Downtown, see LUC 20.25A.090 for the Perimeter Design District requirements.

(21) Applicable only to building floors above 100 feet in height.

(22) See LUC 20.25A.020.B.1.d for diminishing floor plate provisions.

(23) Not applicable to Perimeter Design Subdistricts A and B.

(24) Gross Square Feet Per Floor (gsf/f) refers to the floor area in square feet within the surrounding exterior walls measured from the interior wall surface and including openings in the floor plate such as vent shafts, stairwells, and interior atriums.

(25) Where building height exceeds 75 feet, there shall be a minimum side setback of 20 feet and a minimum rear setback of 20 feet from any interior property line applicable to all floors above 40 feet. See subsection B of this section for exceptions to this minimum setback requirement.